



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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JOSH SAFDIE  
DREW KANE, *ALT.*

**ZONING BOARD OF APPEALS MINUTES**

Elaine Severino absent.

Council Chambers, City Hall, 93 Highland Avenue

Wednesday, May 1, 2019

6:00 P.M.

**Previously Opened Cases Continued to a Future Date**

<b>80 Powder House Boulevard (ZBA 2018-82-R1-2/19)</b>	
Applicant:	David J. Giller
Property Owner:	David J. Giller
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner, David J. Giller, seeks a Special Permit under §4.4.1 of the SZO to increase the non-conforming FAR from 1.04 to 1.23 by finishing the basement. Applicant/Owner also seeks a Revision to a Special Permit under §5.3.8 of the SZO as follows: revise Condition 10 of the prior ZBA decision restricting the property to two parking spaces as the Applicant wants to add a third parking space, so there would be two side-by-side spaces and one tandem space. RA zone. Ward 7.
Date(s) of Hearing(s):	3/20, 4/3, 4/17, 5/1
Staff Recommendation:	Increase nonconforming FAR: Conditional approval Revision to SP: Denial
ZBA Action:	Voted on April 17, 2019 to continue to May 15, 2019.
Current Status:	Continued to May 15, 2019.



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<b>14 Cutler Street (ZBA 2018-180)</b>	
Applicant:	Margaret O'Meara
Property Owner:	Margaret O'Meara
Agent:	N/A
Legal Notice:	Applicant and Owner, Margaret O'Meara, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a rear deck within the required right side yard setback. RB Zone. Ward 5.
Date(s) of Hearing(s):	4/3, 4/17, 5/1
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 17, 2019 to continue to May 15, 2019.
Current Status:	Continued to May 15, 2019.

<b>47 Oliver Street (ZBA2018-194)</b>	
Applicant:	North America Development
Property Owner:	Selma P. Damasceno
Agent:	N/A
Legal Notice:	Applicant, North America Development, and Owner, Selma P. Damasceno, seek special permits under §4.4.1 of the SZO to alter a non-conforming property including increasing the Gross Floor Area (GFA) by more than 25%, upward and linear extension of the non-conforming left side yard setback through the construction of a large rear addition. Number of units to increase from two to three. Parking relief under Article 9 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	2/20, 3/6, 3/20, 4/3, 4/17, 5/1
Staff Recommendation:	No recommendation at this time.
ZBA Action:	Voted on April 17, 2019 to continue to May 15, 2019.
Current Status:	Continued to May 15, 2019.

**Previously Opened Cases to Request a Continuance**

<b>118-124 College Avenue (ZBA 2018-166)</b>	
Applicant:	Havurat Shalom Community Seminary, Inc
Property Owner:	Lacourt Realty, LLC
Agent:	Meredith Porter
Legal Notice:	Applicant, Havurat Shalom Community Seminary, Inc., through their representative, Meredith Porter, seeks an Administrative Appeal per SZO §3.1.9, §3.2, and §3.2.3 of building permit No. B18-001184 issued by the Inspectional Services Department (ISD). The property for which the building permit was issued is owned by LaCourt Realty, LLC. RB zone. Ward 6.
Date(s) of Hearing(s):	12/12, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1
Staff Recommendation:	Deny administrative appeal and uphold ISD decision.
ZBA Action:	Voted on May 1, 2019 to continue to May 15, 2019.
Minutes:	No discussion.



<b>16 Whipple Street (ZBA 2018-173):</b>	
Applicant:	David Feeney
Property Owner:	David Feeney
Agent:	N/A
Legal Notice:	Applicant and Owner, David Feeney, seeks a Special Permit under §4.4.1 to construct a dormer within the left side yard setback. RC zone. Ward 6.
Date(s) of Hearing(s):	4/3, 4/17, 5/1
Staff Recommendation:	See Staff Report Recommendation
ZBA Action:	Voted on May 1, 2019 to continue to the application to June 19, 2019.
Minutes:	No discussion.

<b>40 Columbus Avenue (ZBA 2018-147)</b>	
Applicant:	Vincent Spadea
Property Owner:	Vincent Spadea
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, Vincent Spadea, seeks a special permit under SZO §7.11.2.b to convert an existing two-family dwelling into three-dwelling units, special permits under SZO §4.4.1 to alter the nonconforming lot area per dwelling unit requirement of the property and the nonconforming floor area ratio (FAR) requirement, and a special permit under SZO §9.13 for parking relief. RA Zone. Ward 3.
Date(s) of Hearing(s):	1/9, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1
Staff Recommendation:	None at this time
ZBA Action:	Voted on May 1, 2019 to continue the application to June 19, 2019.
Minutes:	No discussion.

<b>24 Hanson Street (ZBA 2018-161)</b>	
Applicant:	BruceDharma, LLC
Property Owner:	BruceDharma, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, BruceDharma, LLC, seeks a special permit with site plan review under SZO §7.2 to construct a second principal structure on the lot (a single family dwelling) and a special permit under SZO §9.13 for parking relief. RB Zone. Ward 2.
Date(s) of Hearing(s):	1/9, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on May 1, 2019 to continue the application to May 15, 2019.
Minutes:	No discussion.



<b>346 Somerville Avenue (ZBA 2019-19):</b>	
Applicant:	346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corp
Agent:	N/A
Legal Notice:	Applicant, 346 Somerville Avenue, LLC, and Owner, Palmac Realty Corp, seek Variances, Special Permits and Special Permit with Site Plan Review (SPSR) to construct a 100-unit residential structure with inclusionary housing. Among the zoning relief triggers are building height, lot area per dwelling unit, parking, inclusionary housing, FAR. SZO sections and articles including §4.4.1, §8.5, §7.11, §5.5. CCD55 zone. Ward 2.
Date(s) of Hearing(s):	3/6, 3/20, 4/3, 4/17, 5/1
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May1, 2019 to continue the application to May 15, 2019.
Minutes:	No discussion.

<b>171 Cedar Street (ZBA 2018-191)</b>	
Applicant:	171 Cedar Street, LLC
Property Owner:	171 Cedar Street, LLC
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, 171 Cedar Street, LLC, seeks special permits under §4.4.1 of the SZO for alterations to a non-conforming property including increasing the gross floor area of more than 25%. Number of units to increase from two to five. Special Permit with Site Plan Review (SPSR). Parking relief under Article 9 of the SZO. BB zone. Ward 5.
Date(s) of Hearing(s):	2/20, 3/6, 3/20, 4/3, 4/17, 5/1
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 1, 2019 to continue to May 15, 2019.
Minutes:	No discussion.

<b>81-83 Alpine Street (ZBA 2018-141)</b>	
Applicant:	Elan Sassoon
Property Owner:	Catherine A. DeStefano, Trustee of the Francis J. Bucca Family Trust
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owner, Catherine A. DeStefano, Trustee of the Francis J. Bucca Family Trust, seek special permits under §4.4.1 to alter a non-conforming property by increasing the GFA by more than 25%, extending the non-conforming front yard setback to the right and into the side yard. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	11/28, 12/12, 1/9, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1
Staff Recommendation:	Recommendation forthcoming.
ZBA Action:	Voted on May 1, 2019 to continue to May 15, 2019.
Minutes:	No discussion.



<b>42 Henderson Street (ZBA 2018-189)</b>	
Applicant:	Gary J. Lopresti
Property Owner:	MaryAnn Rapoza
Agent:	Richard DiGiralomo
Legal Notice:	Applicant and Owner, XYZ32MP, Inc., seeks Special Permits under §4.4.1 for alterations to a non-conforming property including adding a dormer and deck within the left side yard setback, increasing the non-conforming FAR through renovations. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	4/3, 4/17, 5/1
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 1, 2019 to continue to May 15, 2019.
Minutes:	No discussion.

<b>241 Summer Street (ZBA 2019-18)</b>	
Applicant:	Gary J. Lopresti
Property Owner:	MaryAnn Rapoza
Agent:	N/A
Legal Notice:	Applicant, Gary J. Lopresti, and Owner, MaryAnn Rapoza, see Special Permits under §4.4.1 of the SZO to enclose a first floor rear porch within the left and rear yard setbacks. RB zone. Ward 5.
Date(s) of Hearing(s):	4/3, 4/17, 5/1
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 1, 2019 to continue to May 15, 2019.
Minutes:	No discussion.

<b>169 Tremont St: (ZBA 2019-17)</b>	
Applicant:	Santino Ferrante
Property Owner:	Tremont 2000, LLC
Agent:	N/A
Legal Notice:	Applicant. Santino Ferrante, and Owner, Tremont 2000, LLC), seek Special Permits under §4.4.1 of the SZO to enclose rear porches within the right side yard setback. RB zone. Ward 2.
Date(s) of Hearing(s):	4/3, 4/17, 5/1
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 1, 2019 to continue to May 15, 2019.
Minutes:	No discussion.



<b>74 Winslow Avenue: (ZBA 2019-11)</b>	
Applicant:	Jamie Maguire & Michael Hovanec
Property Owner:	Jamie Maguire & Michael Hovanec
Agent:	N/A
Legal Notice:	Applicants, Jamie Maguire & Michael Hovanec, seek special permits under §4.4.1 of the SZO to reconstruct a deck within the rear and right side yard setbacks. RA zone. Ward 6.
Date(s) of Hearing(s):	4/3, 4/17, 5/1
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 1, 2019 to continue to May 15, 2019.
Minutes:	No discussion.

**Previously Opened Cases to be Heard**

<b>41-43 Francesca Avenue (ZBA 2019-07)</b>	
Applicant:	Yuan Kui Shen
Property Owner:	Yuan Kui Shen
Agent:	N/A
Legal Notice:	Applicant and Owner, Yuan Kui Shen, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure to construct a 2.5-story rear addition and two dormers on the right side of the ridge. RA Zone. Ward 6.
Date(s) of Hearing(s):	3/20, 4/3, 4/17, 5/1
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on May 1, 2019 to conditionally approve the request for special permit.
Minutes:	<p>The Applicant provided an overview of the project.</p> <p>Susan Fontano: You h have made a note of condition number 10, correct?</p> <p>The Applicant: He did first 10 feet. Then around the edges.</p> <p><b>*Public Portion Closed*</b></p> <p>Anne Brockelman: There is no way you can move the parking spot up? You were not able to move the parking spot to put more landscape. If you can put the permeable pavers in the parking spots them. Condition 10. Parking spaces will be permeable as well.</p> <p>The Applicant: That change is necessary.</p> <p>Danielle Evans made a motion to approve the request for special permit with conditions. Seconded by Josh Safdie. Motion approved 5-0.</p>

<b>111 Summer Street (ZBA2018-171)</b>	
Applicant:	Elan Sassoon
Property Owner:	111 Summer St. LLC
Agent:	Richard D. Giralamo



Legal Notice:	Applicant, Elan Sassoon, and Owner, 111 Summer St. LLC , seek special permits under §4.4.1 of the SZO for alterations to a non-conforming property including increasing the gross floor area (GFA) by more than 25%. Variance to reduce the rear yard setback from 38.4 feet to 10.25 feet. Parking relief under Article 9 of the SZO. RB zone. Ward 3.
Date(s) of Hearing(s):	2/20, 3/6, 3/20, 4/3, 4/17, 5/1
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on May 1, 2019 to conditionally approve the request for special permit.
Minutes:	<p>Richard D. Giralamo provided an overview of the changes.</p> <p>John, 109 Summer Street: The heating and air-conditioning units would be placed on the 109 Summer St side. The side of the fence that were injured by construction, be replaced at their expense. No short-term leasing to be apart of the condominium documents.</p> <p>SW: Condition number 32 addresses that concern. The fence is a private property matter. Any approvals that apply for the property don't apply to short-term rentals.</p> <p><b>*Closed Public Portion*</b></p> <p>Anne Brockelman: Asks for clarification of changes regarding parking relief.</p> <p>Josh Safdie: Do those dimensions create. Does the ordinance defies this as a parking space.</p> <p>Sarah White: It doesn't' officially address s that but it says you have to have enough width to access it.</p> <p>Anne Brockelman: She did not see an updated pervious and landscaped area. She expected landscape to increase but the number did not change so she's not sure if that's accurate. Is 60% pervious accurate that seems like a lot. What is the building footprint then? 40%. Did you change the height as there was a discussion as 2.5 or 3 story?</p> <p>The relief is for two regardless for the sake of parking.</p> <p>Danielle Evans: I appreciate the changes. She would like the landscape plan percentages updated.</p> <p>Anne Brockelman: Overall I am okay. They made every attempt to meet every available open space regardless of pervious. We encourage that.</p> <p>Drew Kane: I've spent a lot of time drawing parking spaces. This is not going to be doable.</p> <p>The connection between new and old has been eliminated .The roof heights generally did not change.</p> <p>Danielle Evans made a motion to approve the request for special permit with conditions. Seconded by Josh Safdie. Motion approved 5-0.</p>

<b>84 Franklin Street (ZBA 2017-50-R1-08/18)</b>	
Applicant:	Novo Development Holdings, LLC
Property Owner:	84 Franklin Street, LLC
Agent:	N/A



Legal Notice:	Applicant, Novo Development Holdings, LLC, and Owner, 84 Franklin Street, LLC, seek relief under §5.3.8 of the SZO to revise a previously-granted Special Permit. RB zone, Ward 1.
Date(s) of Hearing(s):	4/3, 4/17, 5/1
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on May 1, 2019 to conditionally approve the request to amend the special permit.
Minutes:	<p>The Applicant provided an overview of the project.</p> <p>Rose Kruger 82 Franklin Street: Owns more than half of those trees. She confirms that what he says would. The plum hasn't bloomed yet. The peach tree. None of the arborist saw the trees when he excavated. They could not get the scope of the damage. Ornamental cherry. She's frustrated. He has disrupted my life.</p> <p>Susan: she thinks this has been a lot. If not get ahold of inspectional services.</p> <p><b>Public Portion Closed</b></p> <p>Meredith Porter, 104 Josephine Avenue: If peach, probably best to go with something on the smaller scale. LarkNursery.com. They have lots of options.</p> <p>Prior to last meeting. Tried to get copy of original arborist. Apparently it was issued. Went to planning. Spent four hours yesterday. Should appreciate kind of frustration. It was resolved satisfactory. Was told multiple times ISD was not. It would be nice asking a way to improve the process in the future. I don't appreciate be cut off. To give a sense some members of the issues. I apologize for getting agitated at getting cut off.</p> <p>Susan Fontano: There is a protocol. There are certain things it's not the time nor the place. It's not about purview. As long as the Staffing know. What condition the new condition is. Number 13. Sarah has the condition of wording in question. He submitted it to the City. Prior to the issuance of the building permit. It's a matter of public record. Or could have gotten a hard copy. It was submitted and reviewed and received.</p> <p>Danielle Evans made a motion to approve the request for special permit with conditions, amending condition number 13 and item C to revise May 5<sup>th</sup> to May 8<sup>th</sup>. Seconded by Josh Safdie. Motion approved 5-0.</p>

**New Cases to be Opened and Heard**

<b><u>56-58 Upland Road (ZBA 2019-32)</u></b>	
Applicant:	Brian Salerno
Property Owner:	Brian Salerno
Agent:	N/A
Legal Notice:	Applicant and Owner, Brian Salerno, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer, finishing the basement, and altering the porches. RB Zone. Ward 7.
Date(s) of Hearing(s):	5/1
Staff Recommendation:	Revisions Recommended
ZBA Action:	Voted on May 1, 2019 to continue the application to May 15, 2019.



Minutes:	<p>The Applicant provided an overview of the project.</p> <p><b>Public Portion Closed:</b>  Dated 4/10the architect saying 4/29.  Susan Fontano: I would like to see the whole plan set corrected. It wasn't incorporated it into the updated drawings. Maybe it was a miscommunication.</p> <p>Confusion about what is updated or not?</p> <p>SF: clad wood siding and new roofing. Vinyl to replace. If everyone is happy with changes, if we are going to be micromanaged.</p> <p>Anne Brockelman: small detail but it affects the scale. The west elevation on A22 compared to Ax2.1 the tall (something) is interrupted. It does look like 2 story volume. Is there a reason for that?</p> <p>Were neighbors in Medford notified accordingly DK?</p> <p>The Applicant – yes we were required to provide the list.</p> <p>Josh Safdie: Is there a window well?</p> <p>Applicant: They might remove it.</p> <p>Danielle Evans made a motion to continue the application. Seconded by Josh Safdie. Motion approved 5-0.</p>
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<b><u>115 Beacon Street (ZBA 2018-159)</u></b>	
Applicant:	115 Beacon Street, LLC
Property Owner:	Maryann Heuston
Agent:	N/A
Legal Notice:	Applicant, 115 Beacon Street, LLC, and Owner, Maryann Heuston, seek Special Permits to build a 4-unit residential structure where a single-family structure now stands. Articles 4, 5, 7, 8, & 9 of the SZO. NB zone. Ward 2.
Date(s) of Hearing(s):	5/1
Staff Recommendation:	Recommendation forthcoming
ZBA Action:	Voted on May 1, 2019 to conditionally approve the request for special permit.
Minutes:	<p>The Applicant provided an overview of the project.</p> <p>Public Portion Open:</p> <p>Elaine Koury, 101 Beacon street: Speaks for several here tonight. They would not more than double the particular units on one lot. This particular developer and group had meeting with us that wasn't like. This was the opposite, they met with us twice. In between the redesigned the whole thing. They kept two mature trees. They changed the style of buildings to be more in line from neighborhood. The view from the street was important. As much green as possible. We commend the group on listening to us and doing things we requested. It's a much better plan.</p> <p>John Topalis, thanks Ms. Koury. We will give them the project they deserve.</p> <p>SF it is a Somerville pride type neighborhood. It's a thank you from us that you say thank</p>



you. Some things you have to change. Thank you for coming forward.

Meredith Porter 104 Josephine Avenue: The photographs on sheet 83 there is a rendering. It does not show street trees as mentioned in Staff Report. The landscaped plan, the tree left front isn't labeled existing tree. I would hope there would be care taken to preserve them as well. AV3. They don't show any photos on trees.

SW; those are street trees.

Applicant: Usually we remove the trees in the plans set so you can see the project better.

Public portion is closed: **STRIKE 30 & add screening and vegetation**

Anne Brockelman: Beacon street is very busy pedestrian wise. What are best practices for safety measures? The driveway up against the building.

We're not creating new traffic we are arranging it a little better.

Anne Brockelman: Make sure shrubs don't get too tall will you see a car coming out?

We can condition that.

Anne Brockelman: The abutter like on the other side.

Not sure they attended the meetings and are aware.

Drew: landscape plans you're not showing entries and parking you're showing in the site plan.

It is consistent.

DK: It's hard not to look at these two properties as one project.

We cannot consider them together because they are not legally merged.

Drew Kane: the lawn open space that is shared rather than dedicated. There is a gap in the street wall. The parking lot is large. Concerned about the site plan layout. The gap between two buildings is significant.

I don't know. There was an effort made to provide open space on the porches.

I realize that but it's not on the ground floor. It's not  
What you can do to fence there.

SW we can add low fencing and vegetative screening so that it will somewhat block the parking spaces that could be provided. Adding hedges in front of fence to see from street as well.

It would be just above mature tree that you have.

Danielle Evans: her first reaction is that the design is in keeping with neighborhood and scale. Big improvement.

Josh Safdie: the entire gap between the building is on property of 115. Should be on this case any screen. I appreciate the desire to preserve future trees. The gap in streetscape will be odd.

	SF the applicant will work with staff.  Danielle Evans made a motion to continue the application. Seconded by Josh Safdie. Motion approved 5-0.
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<b>30 Berkeley Street (ZBA 2019-28)</b>	
Applicant:	Elizabeth R. Adams
Property Owner:	Elizabeth R. Adams
Agent:	N/A
Legal Notice:	Applicant and Owner, Elizabeth R. Adams, seeks a Special Permit under §4.4.1 of the SZO to increase the non-conforming FAR by finishing portions of the attic, creating a bathroom and office/studio. RA zone. Ward 3.
Date(s) of Hearing(s):	5/1
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on May 1, 2019 to approve the request for special permit with conditions.
Minutes:	The Applicant provided an overview of their project.  SF: what about number 9?  <b>Public portion is closed:</b>  DK: Screened AC unit in front can we screen it?  SW already installed.  Danielle Evans made a motion to approve the request for special permit with conditions. Seconded by Josh Safdie. Motion approved 5-0.

<b>10-12 Ward Street (ZBA 2017-122-E-12/18)</b>	
Applicant:	Block Properties, LLC
Property Owner:	14 Ward Street, LLC
Agent:	N/A
Legal Notice:	Applicant, Block Properties, LLC, and owner, 14 Ward Street, LLC, seek a revision to a special permit under §5.3.8 of the SZO. Proposed changes include window arrangement.
Date(s) of Hearing(s):	5/1
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on May 1, 2019 to continue to May 15, 2019.
Minutes:	No discussion.

<b>711-713 Broadway (ZBA 2019-10)</b>	
Applicant:	Keith Schubert
Property Owner:	Ed Pignone
Agent:	N/A



Legal Notice:	Applicant, Keith Schubert, and Owner, Ed Pignone, seek Special Permits under Article 4 of the SZO to expand the GFA of the existing restaurant space, increase the seating and dining area. Parking relief under Article 9 of the SZO. NB zone. Ward 5.
Date(s) of Hearing(s):	5/1
Staff Recommendation:	Recommendation pending
ZBA Action:	Voted on May 1, 2019 to continue the application to May 15, 2019.
Minutes:	No discussion.

<b><u>48 Cameron Street (ZBA 2019-30)</u></b>	
Applicant:	Joanna London
Property Owner:	Joanna London
Agent:	N/A
Legal Notice:	Applicant / Owner, Joanna London, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a rear addition above an existing one-story portion of the structure and dormers on both sides of the roof. RB Zone. Ward 7.
Date(s) of Hearing(s):	5/1
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on May 1, 2019 to conditionally
Minutes:	<p>Danielle Evans: is the whole thing being overhauled. Is it a gut renovation?</p> <p>It's an old house. She will be putting new siding and investing in the property. It has not been properly maintained. The enclosed second story porch. Generally we want them opened out. Or to add a lot more glazing to read as a porch. Are you keeping existing windows?</p> <p>She would like to keep it enclosed. She wanted to replace windows.</p> <p>DE would like to see larger openings. It's just not very sympathetic to the structure. We like to open them or make them better. There are lots of ways for that to happen. Different trim and siding treatment. It looks like the living area is small, it's a lot of bedrooms.</p> <p>Joanne there is a before and after, she is trying to open it up. On first page, they have small room, she's opening that up. The new kitchen would be larger. That would go around to the porch.</p> <p>SW: full size window instead of small ones.</p> <p>Joanne: they are not that small.</p> <p>SF: what is room going to be used for?</p> <p>Joanne: still a porch.</p> <p>DE: more inviting. With enclosed you can do that with more windows.</p> <p>Joanne: the way it has been used now it's a four season porch. She's going to be redoing it.</p> <p>SF: Do you have a suggestion for her?</p>



Larger windows how many time do I have to say that?

JS: question to put back to architect. Number of different ways to do it. What makes them unusual is how high the bottom sills are.

We need to see what you'd be going with. If you're changing the windows in the house now are vinyl now.

SF: the design on the dormer is straighter than we normally do. I'm fine with the rest of the project.

DE: Over 4 unrelated individuals, you cannot rent to 5<sup>th</sup> students. I'm suspect with the 5<sup>th</sup> bedroom.

Joanne: The former owners used one of the bedrooms as the living room. It has a closet and smaller room has no closet. Former owners had enclosed it. It really had been the living room.

First floor BA bathroom.

DK: landscape plans. Requests an additional landscape plans. More comprehensive plan could be provided.

SW: Planning advice if the architect does it or landscape designer do it. Indicate more robust landscape. Think about some additional shrubs. Not necessary. Putting another tree in. Will have to identify what plant types are, what shrubs are. PLANTS NATIVE TO THIS PART OF MA.

June 5<sup>th</sup>.

Anne Brockelman. This is a more significant project than just dormers. The parking does not change?? It's bigger than I initially thought? MORE LEGABLE DRAWINGS!!! Seems like there's more than that.

From construction standpoint, new stair, new dormer. A new bathroom is going in on te front. Anew bedroom addition. JS: Landscape plan or porch.

Motion to continue the case to 5/15.

48 Cameron continued:

The landscape plans need to be provided. He understands that's not par

JS: generally speaking as a Board we balance private gain with public good and we've tried to gage input to the owner or developer on resources seem to h ae available. He doesn't understand where this project is. It sounds like the entire unit upstairs is going to be redone. This feels like a big job. Since it does, while it is we would like to see you do some things to benefit the neighborhood on it.

The front porch, with new siding, is still an eyesore. The landscaping is another place is where we're seeing some investment.

SF: you've all give the client something to look at. With staff we've made notes. Make sure that the Applicant understands what we're talking about. The front, the porch the windows. She appreciates the project.

	<p><b>Continued to June 5<sup>th</sup></b> work with ALEX to help give her direction.</p> <p>SW: when staff is giving you feedback and advice as to what to do it's because we're looking at it from regulatory perspective as well as what the Board likes.</p> <p>SF: she will be able to express herself on if we even want to do it.</p> <p>Josh Safdie: Understands what we are asking is increasing the cost, but not any attention being paid to a property as a neighborhood. Every project has a limit. It's already a bedroom.</p> <p>Joanna: I would think the whole community would be happy with siding. I would hope people would appreciate that. This is a standard that we hold to other applicants as well.</p> <p>JS: LANDSCAPE PLAN AND LOWER THE SILLS on the front porch to make it more in keeping with historic character and more in keeping with the neighborhood.</p> <p>SW: Plans should be more robust in general (interior spaces). Poorly rendered, and hard to read.</p> <p>JS: the drawings don't say the whole building is going to be recladding. The drawings need to be increased in level of drawing and information.</p>
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<b>111 Beacon Street (ZBA 2018-158)</b>	
Applicant:	111 Beacon Somerville, LLC
Property Owner:	Maryann Heuston
Agent:	N/A
Legal Notice:	Applicant, 111 Beacon Somerville, LLC, and Owner, Maryann Heuston, seek Special Permits and Special Permit with Site Plan Review (SPSR) to increase the number of units from three to six by constructing a second principal structure at the rear of the site, increase the GFA by more than 25%. Parking relief for number of spaces and compact spaces. Articles 4,5,7,8, & 9 of the SZO NB zone. Ward 2.
Date(s) of Hearing(s):	5/1
Staff Recommendation:	Recommendation forthcoming
ZBA Action:	Voted on May 1, 2019 to
Minutes:	<p>Richard D. Giralamo provided an overview of the project.</p> <p>Public portion:</p> <p>Charles Brennan 400 Washington Street: Joined by a number of neighbors in building. Concerned about the materially negative effect to units on southeast side especially on lowering floors. We ask what might be done in terms of moving structure back toward their north west property line so that sunlight will be available 9 moths of the year.</p> <p>Josh Safdie: 400 is right next to the mystic.</p> <p>Charles: that is correct.</p> <p>The architect provides clarity for the shadow study.</p>



Charles: his concern is they have units fairly low. For them the shadow affect might be more significant.

SF moving it. How would that affect.

Pretty de Minimis. Would not substantially improve the situation. We don't have much anywhere to move it unless we move the parking.

Dianne Gallagher 400 Washington Street: Shares the same concern regarding the shadow. It only represents one hour in morning, afternoon and evening.

Close to sunrise, sunset. How many hours per day would the sun be blocked for us?

Jai goes further to explain.

Wants to apologize and regret. They got the notice in mail a couple weeks ago. A lot bought units because of the light. Windows are large and southwest and southeast majority of windows are on south. Decrease value of property. Heating cost wise.

Marianne C.: echoes concerns. She does want to stress is she is concerned about parking area. The driveway comes out into a bike lane. Extremely congested there.

Elissa Coe 400 Washington St 202: I'm looking at diagrams no sunlight. Those are the hours I won't be seeing the sun.

Olivia Montana 400 Washington: Concern of filling in a new three story building in an area that was previous open space, it's more than just 400 Washington. The infill makes it more crowded and less enjoyable.

Meredith Porter, 104 Josephine Ave: Large tree in back of lot seems there isn't a condition that an arborist be contacted. On 111 there is it's number 22. Highly recs a similar condition be added. Regarding notification of neighbors, but the board might want to consider whether the case should be continued so that 400 and neighborhood meeting with Councilor Scott.

**ADD CONDITION CERTIFIED ARBORIST BE RETAINED BY AN APPLICANT. SUBMITTED TO THE CITY. #44 UNDER SITE.**

Elan: 70-100 people were there at neighborhood meeting. Then we had a second one. The neighborhood was blanketed.

Josh: Arborist issue 84 Franklin that a plan be submitted "**and executed**" to be included in condition.

Anne Brockelman: is there a grade. Four stories how did it get 400 Washington is also a four story building. She agrees that the setbacks are quite generous on back and left side of the property. Looking at the shadow, she also does not think it seems that bad. The 111 B, is there more you can do landscape wise so that it looks more like a bundling than a parking lot. Could extend the perilous pavers. This building has least attention in terms of its entrance. Bring shrubs over between car and building. Or bring asphalt paver around. Some sort of buffer or transition. (back where the sidewalk meets the asphalt- do you want to create a transition from sidewalk to driveway like an apron. The apron as a paver that contrasts.

How long do you want it to be SW asks. Approximately 10 to 10 ft says jai



	<p>We should consider the parking space permeable.</p> <p>SW there is a condition that states it. <b><u>Alter #27 permeable pavers.</u></b></p> <p>Rich – condition number five. It’s unclear if that means current tenants currently or when the applicant purchases the property. At the time of purchase. Condition shall not apply if vacant property at time of purchase.</p> <p>Danielle: Questions about conditions. There is a .4 contribution. Condition 2, if there are affordable units.</p> <p>SW: we have to. AHIB spell it out better.</p> <p>DE: she does have concerns about the shadowing. She would need more times during the day. At least there would be a better understanding. Not ready to vote tonight</p> <p>Jai: They did not max the building. They could have done 4 stories instead of 3. It’s important to look at the footprint.</p> <p>SF: she is ready to vote in favor.  JS: he is ready to vote. Basically, on no day of the year is any shadow cast on the building sometime between 11 and noon. To Jai’s point. That sun the shadow is being cast to the left. It’s only lapping the very bottom on the building.</p> <p>DK: what is the possibility to lose another parking space? You could and you would still be under Special Permit.  What is the usable open space, communal? Want to make sure the buildings have usable open space make the parking behind be common space rather than parking.</p> <p>Josh Safdie: 6ft down to the patio, we could do a guard rail that is see through. Changes are less that you will see if there is a car parked.</p> <p>Danielle Evans makes a motion to conditionally approve the request for special permit. 4-1. Motion approved.</p> <p>Condition number 2 and 3 is staying the same.  Condition #5 shall not apply if vacant property at time of purchase.  Arborist shall be retained.  Remove pea stone from condition #27  Regarding maintaining low shrubs for visibility in front of existing building in front of 111.  Paver apron 10-12 feet at front of driveway.  Planter boxes in front of new building in the rear.</p> <p>Danielle Evans made a motion to approve the request for special permit with conditions. Seconded by Josh Safdie. Motion approved 4-0-1. Danielle Evans abstained.</p>
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**Other Business:**

Meeting minute approval:

- March 20, 2019 *Approved*

*NOTICE: While reasonable efforts have been made to assure the accuracy of the data provided in these minutes, do not rely on this information as the complete and accurate portrayal of the events in the meeting without first checking with the Planning Division staff. If any discrepancies exist, the decisions filed by the Board serve as the relevant record for each case. The Planning Division also maintains audio recordings of most Board meetings that are available upon request.*

